Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
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Ideally located and attractively priced modern luxury villas for sale, Estepona - Marbella

Marbella Area

House | Plot 1226 m² | Built 386 m² | Terrace 54 m² | 4 to 6 | 3 to 5 | Ref. 139692

1.075.000 €

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PROPERTY HIGHLIGHTS

Superb convenient, central location
Walking distance to amenities
Modern style, open plan villas
Attractively priced

THE LOCATION

Set in the ‘Golden Triangle`of Estepona, Marbella and Benahavis, in a very **established residential area.**

Being surrounded by plenty of amenities within walking distance such as banks, schools, shops, restaurants, golf courses, hospitals and leisure and sporting facilities, and just a 10 minutes’ drive away from Puerto Banus, 15 minutes to Marbella, 9 minutes to the culinary centre of Benahavis, 2 minutes to the beach, 6 minutes to San Pedro, and 15 minutes to Estepona, it is fair to say **the location is simply ideal and very convenient.**

3 excellent **golf courses** are just around the corner, not to mention Nueva Andalucia´s Golf Valley, which is only a 10-minute drive away.

THE VILLAS

Plot size: 1,200m2
Built size: 386m2
Terraces: 200m2
Pool size: 59m2
4 bedrooms, extendable to 6 bedrooms
3 bathrooms, extendable to 5 bathrooms
1 guest toilet

Stunning **contemporary-style luxury villas** which boast large plots of over 1200m2 and consist of a modern, **open plan layout with a fireplace** in the integrated lounge and dining area.

Stylish **floating wooden stairs** to the upper floor. **Ample terraced areas** leading onto the pool area and landscaped gardens.

Distribution over 2 floors
Ground floor

Open plan dining area and lounge with fireplace
Open plan kitchen with island and breakfast corner
Guest toilet
2 bedrooms with a shared bathroom
Terraces
Pool
Carport

Upper floor

2 bedroom suites with walk-in closet
Large multi-use room which can be used as either a very large en-suite 5th bedroom with dressing area or either 2 further bedrooms with shared bathroom

Price villa 1: € 1,075,000
Price villa 2: € 1,100,000

OTHER FEATURES

- Ceramic porcelain tiled floors
- Underfloor heating in bathrooms, living room and kitchen
- Air conditioning with pump for cooling and heating and separate area controls
- Fully fitted kitchen by Nolte with Siemens appliances
- Fireplace in living room
- Bathrooms by Villeroy & Boch and Grohe taps
- Video entry system
- Contemporary style garden
- Electric blinds in bedrooms
- Solar panels on roof for generation of hot water
- Front door with security system

Optional:

- Automatic irrigation system in the garden
- Electric heat pump in the swimming pool
- Electric cover swimming pool
- Covered garage for 2 cars
- Laminated safety glass in windows
- Alarm system

Advantages of buying off plan:

- You can decide on the finish
- You can change the internal distribution
- You get the opportunity to buy at a significantly lower price than the prevailing market price

We can show you all new projects that match your requirements!
At developers' prices but including our top notch service and market knowledge!

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